

WARRANTY DEED

75-0-22A 68-57
#4516TRANSFER
TAX
PAID**Know all Men by these Presents,**

That JESSAMINE M. SMITH, formerly known as JESSAMINE M. CURRIE of Waterville, County of Kennebec and State of Maine, and JANICE E. DEAN, formerly JANICE E. BLAIR, **020527**
in consideration of

One Dollar and other valuable consideration

paid by MADELEINE KARTER of Waterville, County of Kennebec & State of Maine

whose mailing address is 2 Union Place, Waterville, Maine 04901

the receipt whereof we do hereby acknowledge, do hereby **give, grant, bargain, sell and convey** unto the said MADELEINE KARTER, her

heirs and assigns forever,

the following lots or parcel of land, with any buildings thereon, situated in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Parcel One: Lot numbered 274 according to a Plan of Libby Heights, Waterville Maine, made by J. H. Burleigh, C.E. and recorded in Kennebec County Registry of Deeds in Plan Book 7, Page 22. Being the same conveyed to the herein Grantor Jessamine M. Smith and Erman F. Smith as Joint Tenants on November 18, 1960 and recorded in said Registry in Book 1254 Page 438, the said Erman F. Smith having died leaving the said Jessamine M. Smith sole surviving owner.

Parcel Two: Beginning at a point ten (10) feet easterly of the intersection of Central Avenue and Broadway Street in the northerly line of Central Avenue; thence in a westerly direction in the northerly side of Central Avenue a distance of ten (10) feet to said intersection; thence in a northerly direction in the easterly line of Broadway Street a distance of one hundred (100) feet; thence at right angles in an easterly direction a distance of ten (10) feet; thence in a southerly direction parallel to the eastern line of Broadway Street to the point of beginning.

Parcel Three: Beginning at a point seventy-six (76) feet easterly of the intersection of Central Avenue and Broadway Street in the northerly line of Central Avenue; thence in an easterly direction in the northerly line of Central Avenue a distance of eighteen feet; thence at right angles in a northerly direction a distance of one hundred (100) feet; thence at right angles in a westerly direction a distance of eighteen (18) feet; thence in a southerly direction along the westerly boundary of the first parcel herein described to the point of beginning.

These last two parcels being the same conveyed to the herein Grantors by deed of Jessamine M. Smith as Jessamine M. Currie on September 16, 1981 and recorded in said Registry in Book 2420 Page 23.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **MADELEINE Karter, her**

heirs and assigns, to **them** and their use and behoof forever.

And we do **covenant** with the said Grantee, **her** heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and

that we and our heirs shall and will **warrant and defend** the same to the said Grantee, **her** heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we, the said

JESSAMINE M. SMITH

and

JANICE E. DEAN

~~husband/wife of the said~~

joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hand and seal this **twenty-eighth** day of the month of **August**, A.D. 19**91**.

Signed, Sealed and Delivered
in presence of

.....
.....
.....
.....

.....
JESSAMINE M. SMITH
.....
.....
.....

.....
JANICE E. DEAN
.....
.....

State of Maine, County of Kennebec

BE: August 28, 19 91.

Then personally appeared the above named
JESSAMINE M. SMITH

and acknowledged the foregoing instrument to be **HER** free act and deed.

Before me,

.....
Notary Public

Stephen F. Dubord, Attorney at Law
Notary Public Attorney At Law
My Commission Expires
September 4, 1994

Printed Name,

RECEIVED KENNEBEC SS.

1991 SEP -3 AM 9:00

ATTEST: *James R. Dean*
REGISTER OF DEEDS

SEAL